



Codicote Road

Whitwell, Hitchin,
Hertfordshire, SG4 8AB
Guide Price £825,000

country
properties

A superb and unique opportunity to purchase a rarely available wonderful, detached family home, situated on a generous plot, on the edge of this beautiful Hertfordshire village. The property offers a generous level of accommodation of over 2250 sq. ft including a double garage.

The property starts with a welcoming hallway with door to the double garage and leads into the Dining Room. The bright and spacious Dining Room is a unique feature of the property with steps to a mezzanine level providing additional living/family space. There are double doors to the Living Room and a door to the Kitchen.

As a result of the property sitting on an elevated site, the bright and spacious Living Room provides amazing views over open countryside towards the river Mimram, as well as a welcoming fireplace in a real chimney breast.

The spectacular Kitchen has been refurbished to a high standard and contains integrated appliances including oven, combi microwave/grill, ceramic hob and built-in dishwasher, as well as space for fridge/freezer. The Kitchen flows through to a double-glazed Conservatory with a solid tiled roof and patio doors leading out to the patio and rear garden. The Conservatory, which provides additional family or dining space, is awash with light streaming through and gives views of the patio and rear garden.

The further rooms make up the bedroom accommodation which is headlined by the principal bedroom suite which provides stunning views across open countryside and includes a walk-in Dressing Room and an ensuite Shower Room. There are three further Double Bedrooms, one of which is currently used as a Study, and a family Bathroom containing a four-piece suite.

To the front of the property is a landscaped garden with low maintenance artificial lawn, mature beds and a large driveway providing parking for multiple vehicles as well as access to the Double Garage. The Double Garage houses the heating boiler and water softener, has an electric up and over door, power and light as well as access to the hallway.

The rear garden has also been landscaped and tiered to provide low maintenance and is enclosed by a timber fence and mature trees/borders. There is a secluded Patio area, decked area and a level lawn. There are spectacular views from the decked area over the house and across the countryside where you will see a variety of wildlife and horses.

The property has been thoughtfully modernised and re-furbished by the current owners providing a superb opportunity to acquire this unique family home. If you like something different this is the place for you.

Whitwell Village is surrounded by beautiful Hertfordshire countryside and has the benefit of a general store for day-to-day needs, popular primary school, doctors' surgery and two pubs. More comprehensive shopping and educational facilities are in the nearby towns of Hitchin (5.4 miles) and Harpenden (approx 5.7 miles) together with mainline rail services to London.

- A wonderful four bedroom detached family home in a lovely village setting
- Generous accommodation of over 2250 sqft
- Beautiful open kitchen/dining area with views across the garden
- Stunning principal bedroom suite with dressing room and ensuite
- Spectacular views across open countryside
- Ample off road parking and double garage
- 5.9 miles, 12 mins drive to Hitchin town centre (as per Google Maps)
- 6.8 miles, 19 mins drive to Harpenden town centre (as per Google Maps)

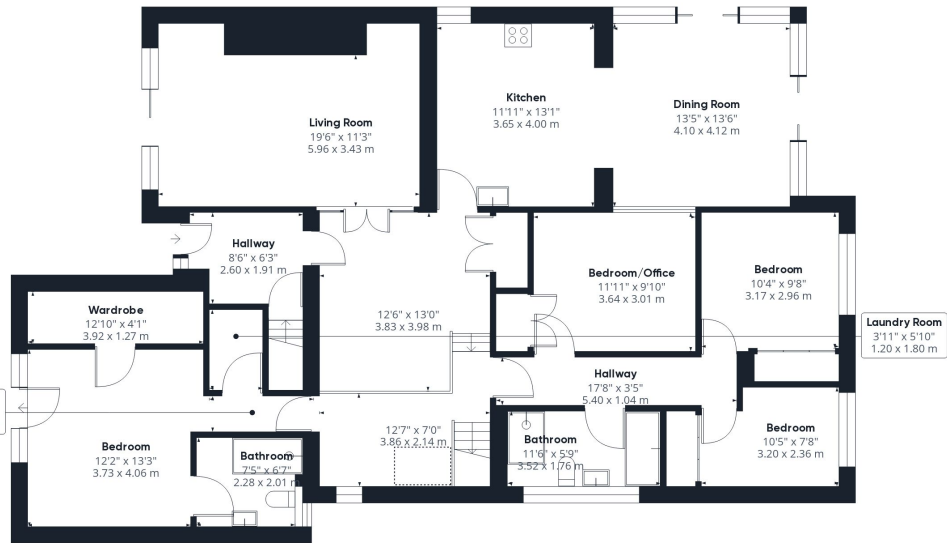








Floor 0



Floor 1



Floor 2

Approximate total area¹⁾

2254.21 ft²
209.42 m²

Reduced headroom

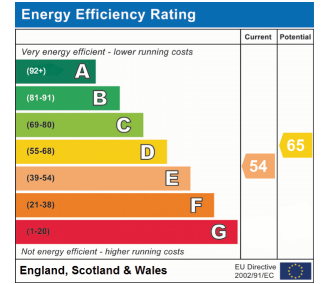
27.83 ft²
2.59 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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